

Prepared By and Return To:
Law Offices of Shannon H. Williams
5960 Getwell Road, Suite 212
Southaven, MS 38672 RE07
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2/01/08 10:01:13 53
BK 577 PG 527
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

STEVEN GERALD, JR.
And
BEVELYN GERALD

GRANTORS

TO

JAMES L. MOORE

GRANTEE

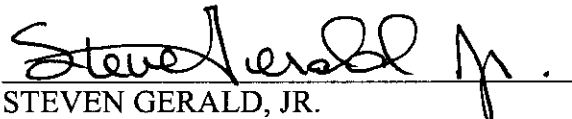
WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEVEN GERALD, JR. and BEVELYN GERALD do hereby sell, convey and warrant unto JAMES L. MOORE, the following described property, situated and being in the County of DESOTO, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

LOT 81, SECTION A, FAIRFIELD MEADOWS SUBDIVISION, SITUATED IN SECTION 32, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 62, PAGES 19-26, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

Being the same property conveyed to STEVEN GEARLD, JR. and BEVELYN GEARLD in Warranty Deed recorded in Book 506, Page 665 in the Chancery Clerks Office of Desoto County, Mississippi. STEVEN GEARLD, JR. AND BEVELYN GEARLD are one and the same as STEVEN GERALD, JR. AND BEVELYN GERALD.

The said grantors do hereby covenant with the said grantees that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements recorded in Plat Book 62, Pages 19-26, easements in Book 25, Page 643, Book 60, Page 127, Book 328, Page 731, any oil, gas or other mineral rights or leases outstanding and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and zoning and other land use regulations promulgated by federal, state or local governments effecting the use or occupancy of the subject property, any and all matters which would be disclosed by an accurate survey of current date and/or actual inspection of said property, and all matters of record, including but not limited to rights of ways and easements for public roads and public utilities and subdivision health department regulation in effect in Desoto County Mississippi.

WITNESS the signatures of the Grantors this the 27th day of December, 2007.


STEVEN GERALD, JR.


BEVELYN GERALD

Shannon

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STATE OF Virginia
COUNTY OF Fairfax

PERSONALLY appeared before me, the undersigned authority at law, in and for the State and County aforesaid, the within named STEVEN GERALD, JR. AND BEVELYN GERALD, who acknowledged that he/she/they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his/her/their free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of December, 2007.



Elvis Singh
Notary Public

My Commission Expires:

(RECORDING DATA ONLY)

Grantor: STEVEN GERALD AND BEVELYN GERALD

Address: 2402 Green Ginger Circle, Accokeek MD. 20607

Phone: NA

Phone: N/A

Grantee: JAMES L. MOORE

Address: 4205 MEADOW CREEK DRIVE

HORN LAKE, MS 38637

Phone: 601-281-1513

Phone: N/A

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**LINCOLN HODGES
ATTORNEY AT LAW
3964 GOODMAN ROAD
SUITE 201
SOUTHAVEN, MS 38671
662-893-2133**